



FOR SALE

£260,000

18 Holland Road,
Southsea, PO4 0EB.

Tenure: Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish and eye-catching terraced property in Holland Road is now available to view with Lawson Rose. Offered with no forward chain, the property provides a brilliant open plan living space with a contemporary fitted kitchen and stylish bathroom suite at the rear.

Ground floor has been recently tiled throughout. The first floor then provides two great sized double bedrooms. The property is double-glazed and gas centrally heated. There is a sizeable enclosed rear garden to enjoy, length of which captures sun throughout the day. This property is distinguished in Portsmouth due to the striking external art work by locally grown and now internationally exhibiting artist Curtis Hylton. An ideal first time or investment purchase in our opinion and we highly recommend an internal viewing. Please contact the Lawson Rose sales team on 02392 367779. .

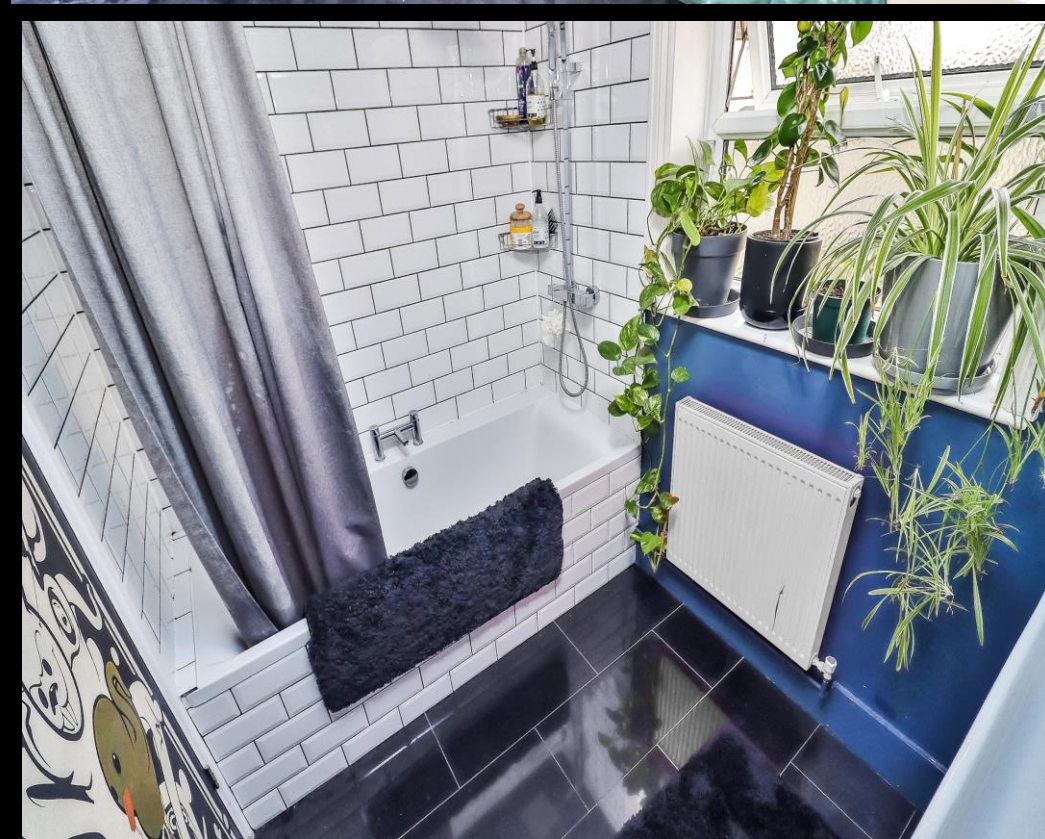
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

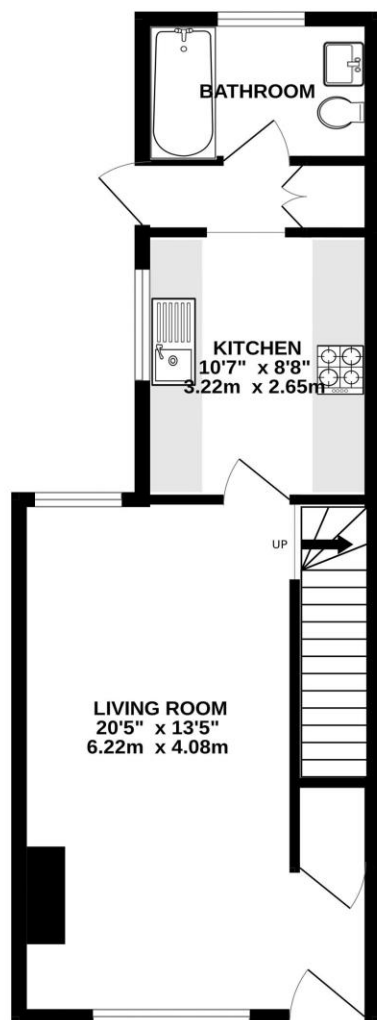


02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS

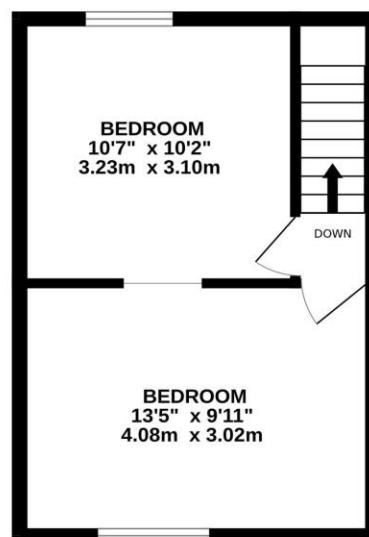




GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.